

**This document prepared by:**

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1901 Sixth Avenue North, Suite 1700  
Birmingham, AL 35203

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

|                         |   |  |
|-------------------------|---|--|
| STATE OF ALABAMA        | ) | <u>Send Tax Notice to</u>              |
|                         | ) | <b>VINEBROOK HOMES BORROWER 2, LLC</b> |
| COUNTY OF <u>SHELBY</u> | ) | 3500 Park Center Dr., Suite 100        |
|                         |   | Dayton, OH 45414                       |

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**CONREX RESIDENTIAL PROPERTY GROUP 2013-2 OPERATING COMPANY, LLC**, a Delaware limited liability company, whose mailing address is  
**3500 Park Center Dr., Suite 100, Dayton, OH 45414**

(hereinafter referred to as "Grantor"), in hand paid by

**VINEBROOK HOMES BORROWER 2, LLC**, a Delaware limited company, whose mailing address is  
**3500 Park Center Dr., Suite 100, Dayton, OH 45414**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in SHELBY County, Alabama (herein referred to as the "Property"), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

\_\_\_\_\_  
**\$ \_\_\_\_\_ OF THE CONSIDERATION WAS DERIVED  
FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**  
\_\_\_\_\_

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of February 29, 2024.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]**

**GRANTOR:**

**CONREX RESIDENTIAL PROPERTY GROUP  
2013-2 OPERATING COMPANY, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Brian Mitts  
Title: Authorized Representative

STATE OF TEXAS                    )  
  ) SS  
COUNTY OF Dallas            )

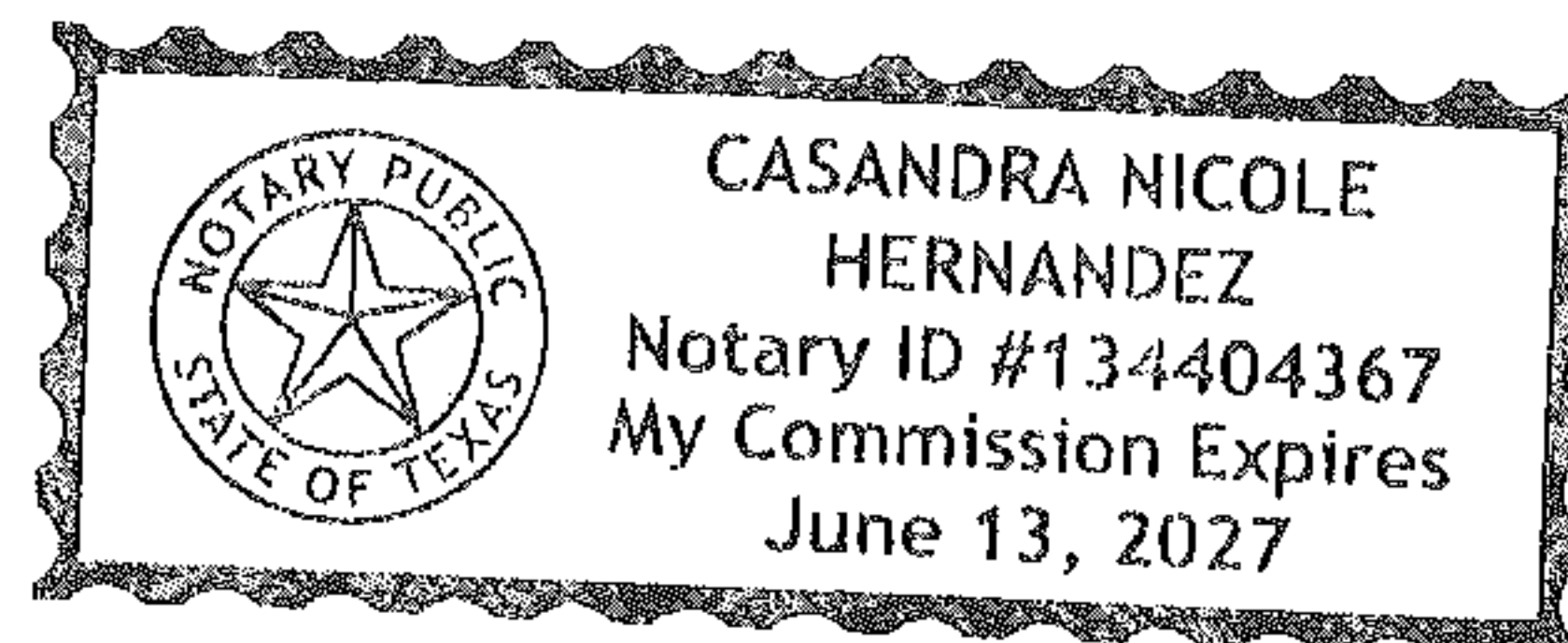
I, the undersigned Notary Public in and for said County in said State, hereby certify that Brian Mitts, as Authorized Representative, of **CONREX RESIDENTIAL PROPERTY GROUP 2013-2 OPERATING COMPANY, LLC**, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and Notarial Seal this the 21 day of February, 2024.

[Signature]  
Notary Public

[AFFIX NOTARIAL SEAL]

Commission expires: 6/13/2027



# EXHIBIT “A”

# PROPERTY SCHEDULE

| Count | File Number  | Address                  | City       | State | Zip   | County |
|-------|--------------|--------------------------|------------|-------|-------|--------|
| 1     | 762384-V24-1 | 6 MONTE BELLO LN         | MONTEVALLO | AL    | 35115 | SHELBY |
| 2     | 762326-V24-1 | 134 CAMBRIDGE POINTE CIR | ALABASTER  | AL    | 35007 | SHELBY |
| 3     | 762158-V24-1 | 245 VILLAGE DR           | CALERA     | AL    | 35040 | SHELBY |

# LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 6 MONTE BELLO LN, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: 762384-V24-1

TAX PARCEL ID/APN: 23 7 35 0 003 010.000

LOT 6, ACCORDING TO THE SURVEY OF MONTE BELLO AS RECORDED IN MAP BOOK 6, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-2**

STREET ADDRESS: 134 CAMBRIDGE POINTE CIR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 762326-V24-1

TAX PARCEL ID/APN: 23 2 10 1 006 023.00

LOT 23, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-3**

STREET ADDRESS: 245 VILLAGE DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 762158-V24-1

TAX PARCEL ID/APN: 22 7 35 2 002 108.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 36, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

CONREX RESIDENTIAL PROPERTY GROUP

VINEBROOK HOMES BORROWER 2, LLC

Grantor's Name 2013-2 OPERATING COMPANY, LLC

Grantee's Name \_\_\_\_\_

Mailing Address 3500 Park Center Dr., Suite 100  
Dayton, OH 45414Mailing Address 3500 Park Center Dr., Suite 100  
Dayton, OH 45414Property Address SEE ATTACH EXHIBIT ADate of Sale 2/29/2024

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ 705,000.00

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

2/21/2024Print Brian Mitts, Authorized Representative

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

| Count | File Number  | Address                  | City       | State | Zip   | County |
|-------|--------------|--------------------------|------------|-------|-------|--------|
| 1     | 762384-V24-1 | 6 MONTE BELLO LN         | MONTEVALLO | AL    | 35115 | SHELBY |
| 2     | 762326-V24-1 | 134 CAMBRIDGE POINTE CIR | ALABASTER  | AL    | 35007 | SHELBY |
| 3     | 762158-V24-1 | 245 VILLAGE DR           | CALERA     | AL    | 35040 | SHELBY |



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/15/2024 08:16:46 AM**  
**\$754.00 JOANN**  
**20240315000071420**

*Allen S. Boyd*